

1 H.480

2 An act relating to property valuation and reappraisals

3 It is hereby enacted by the General Assembly of the State of Vermont:

4 * * * Findings * * *

5 Sec. 1. FINDINGS

6 The General Assembly finds that:

7 (1) In Vermont, according to the Vermont Department of Taxes,
8 Division of Property Valuation and Review, as of January 1, 2023, when not
9 accounting for the municipalities undergoing a reappraisal, the most recent
10 year of reappraisal for municipalities was on average 2014. The grand lists of
11 50 percent of municipalities were reappraised in 2014 or prior. 107
12 municipalities have not performed a reappraisal in more than 10 years. For
13 comparison, technical standard 4.8 of the International Association of
14 Assessing Officers (IAAO) recommends conducting reappraisals every four to
15 six years. According to the Property Valuation and Review 2023 Annual
16 Report, in 2021, Property Valuation and Review issued reappraisal orders
17 pursuant to 32 V.S.A. § 4041a(b) to 42 municipalities. Of the 42
18 municipalities, 36 were ordered to reappraise for the first time and six had
19 received an order in the prior year and had not yet completed a reappraisal.

20 (2) In the U.S., property owners of color are statistically more likely to
21 have their properties overvalued during appraisals conducted for taxation

1 purposes, according to numerous studies and reports, including Perry, et. al,
2 “The Devaluation of Assets in Black Neighborhoods in the U.S.” (November
3 2018) Brookings Institute; Perry, Christopher, “Reassessing the Property Tax”
4 University of Chicago, Harris School of Public Policy (March 1, 2021); Yun,
5 et. al, “Snapshot of Race and Home Buying in America” (February 2022),
6 National Association of REALTORS; and Federal Home Loan Mortgage
7 Corporation (Freddie Mac), “Racial and Ethnic Valuation Gaps in Home
8 Purchase Appraisals” (September 20, 2021). A University of Chicago, Harris
9 School of Public Policy study found that, based on data from 2,600 U.S.
10 counties, on average, more than 90 percent of counties appraised the least
11 expensive homes higher, relative to the market price, than the most expensive.
12 In 24 percent of counties, the lowest-valued homes were appraised more than
13 twice as high in relative terms as the most expensive homes.

14 (3) Simultaneously, property owners of color in the U.S. are statistically
15 more likely to have their properties undervalued during appraisals conducted
16 for resale or financing purposes. Despite federal prohibitions on racial
17 discrimination in the finance and housing industries, notably in the Fair
18 Housing Act, 42 U.S.C. chapter 45, Black property owners seeking to sell their
19 properties are routinely advised to “whitewash” their homes when seeking
20 appraisals to remove evidence that the property is owned by an owner of color
21 in an effort to avoid or reduce racial discrimination in the appraisal process, as

1 detailed in news articles and recent lawsuits, including the Austin v. Miller and
2 Perotti complaint filed in the U.S. District Court of Northern California (Case
3 3:21-cv-09319-JCS); Kamin, Debra, “Black Homeowners Face Discrimination
4 in Appraisals” (August 25, 2020), New York Times; and CST Editorial Board,
5 “Race-based appraisals threaten American Dream for Black and Brown home
6 sellers” (December 10, 2021), Chicago Sun Times. Rates of property
7 overvaluation or undervaluation for property owners of color is consistent
8 regardless of the socioeconomic status of the property owner. Furthermore, the
9 steepest and most disparate rates of property overvaluation and undervaluation
10 are observed for properties owned by Black owners.

11 * * * Statewide Reappraisals * * *

12 Sec. 2. 32 V.S.A. § 4041a is amended to read:

13 § 4041a. REAPPRAISAL

14 (a) A municipality shall be paid \$8.50 per grand list parcel per year from
15 the Education Fund to be used only for reappraisal and costs related to
16 reappraisal of its grand list properties and for maintenance of the grand list.

17 (b) If the Director of Property Valuation and Review determines that a
18 municipality’s ~~education grand list is at a common level of appraisal below 85~~
19 ~~percent or above 115 percent, or has a coefficient of dispersion greater than 20,~~
20 or has not reappraised within the time prescribed by Section 5413(c)(1)A), the
21 municipality shall reappraise its ~~education~~ grand list properties. If the Director

1 orders a reappraisal, the Director shall send the municipality written notice of
2 the decision. The municipality shall be given 30 days to contest the finding
3 under procedural rules adopted by the Director, to develop a compliance plan,
4 or both. If the Director accepts a proposed compliance plan submitted by the
5 municipality, the Director shall not order commencement of the reappraisal
6 until the municipality has had one year to carry out that plan.

7 (c) If a municipality fails to submit an acceptable plan or fails to carry out
8 the plan, pursuant to subsection (b) of this section, the State shall withhold the
9 education, transportation, and other funds from the municipality until the
10 Director certifies that the town has carried out that plan.

11 ~~(d) A sum not to exceed \$100,000.00 each year shall be paid from the~~
12 ~~Education Fund to the Division of Property Valuation and Review for the~~
13 ~~purpose of providing assessment education for municipal assessing officials.~~
14 ~~The Director is authorized to establish guidelines and requirements for~~
15 ~~education programs to be provided using the funds described in this section.~~
16 ~~Education programs provided using funds described in this section shall be~~
17 ~~provided at no cost or minimal cost to the municipal assessing officials. In~~
18 ~~addition to providing the annual education programs as described in this~~
19 ~~section, up to 20 percent of the amount available for education programs may~~
20 ~~be reserved as a scholarship fund to permit municipal assessing officials to~~
21 ~~attend national programs providing education opportunities on advanced~~

1 assessment topics. All applications for scholarships shall be submitted to and
2 approved by the Director.

3 (e) The Director shall adopt rules necessary for administration of this
4 section.

5 Sec. 3. 32 V.S.A. § 4041a(a) is amended to read:

6 (a) A municipality shall be paid \$8.50 per grand list parcel per year from
7 the Education Fund to be used only for reappraisal and costs related to
8 reappraisal of its grand list properties and for maintenance of the grand list.

9 ~~Repealed.~~

10 Sec. 4. ONE-TIME APPROPRIATIONS; DEPARTMENT OF TAXES

11 (a) In fiscal year 2024, \$50,000.00 shall be appropriated from the General
12 Fund to the Department of Taxes to contract with one or more consultants with
13 expertise in statewide reappraisal systems to assist the Department in preparing
14 the implementation proposal plan required under this act.

15 ~~(b) It is the intent of the Generally Assembly to appropriate a sufficient~~
16 ~~sum in fiscal year 2026 from the General Fund to the Department of Taxes to~~
17 ~~fund the implementation costs of creating and operating an office of statewide~~
18 ~~reappraisals pursuant to this act. The amount of the appropriation authorized~~
19 ~~under this section shall be based on the recommendation of the Department in~~
20 ~~the implementation plan required under this act on or before December 15,~~
21 ~~2024.~~

1 Sec. 5. 32 V.S.A. § 4041a is amended to read:

2 § 4041a. REAPPRAISAL

3 ~~(a) [Repealed.]~~

4 ~~(b)~~(a) If the Director of Property Valuation and Review determines that a
5 municipality's grand list has a coefficient of dispersion greater than 20, the
6 ~~shall reappraise its~~ Director shall order a State reappraisal of the grand list
7 ~~properties. If the Director orders a reappraisal, pursuant to subsection 5413(e)~~
8 of this title and the Director shall send the municipality written notice of the
9 ~~decision order. The municipality shall be given 30 days to contest the finding~~
10 ~~under procedural rules adopted by the Director, to develop a compliance plan,~~
11 ~~or both. If the Director accepts a proposed compliance plan submitted by the~~
12 ~~municipality, the Director shall not order commencement of the reappraisal~~
13 ~~until the municipality has had one year to carry out that plan.~~

14 ~~(c) If a municipality fails to submit an acceptable plan or fails to carry out~~
15 ~~the plan, pursuant to subsection (b) of this section, the State shall withhold the~~
16 ~~education, transportation, and other funds from the municipality until the~~
17 ~~Director certifies that the town has carried out that plan.~~

18 ~~(d)~~(b) The Director shall adopt rules necessary for administration of this
19 section.

1 Sec. 6. 32 V.S.A. § 5413 is amended to read:

2 § 5413. STATE APPRAISAL, REAPPRAISAL, AND LITIGATION
3 ASSISTANCE PROGRAM

4 (a)(1) A State appraisal, reappraisal, and litigation assistance program shall
5 be created within the Division of Property Valuation and Review of the
6 Department of Taxes ~~to assist municipalities with~~ for the following purposes:

7 (A) ~~valuation~~ assisting municipalities with the appraisal of complex
8 commercial or other unique properties within a municipality's jurisdiction and
9 ~~to assist with any appeals arising from those valuations~~ appraisals; and

10 (B) conducting full and statistical reappraisals of each municipality's
11 grand list properties for purposes of the municipal and statewide education
12 grand lists as required under subsection (c) of this section.

13 (2) The Commissioner of Taxes may contract with one or more
14 ~~commercial~~ appraisers to provide State appraisal and litigation assistance to
15 municipalities and to conduct full and statistical reappraisals under this section.

16 The Commissioner may adopt rules to administer ~~the provisions of~~ this section.

17 (b) ~~The Commissioner shall~~ For complex commercial or other unique
18 properties:

19 (1) the Commissioner shall determine the conditions for a property to be
20 eligible for State appraisal and litigation assistance, including the grand list

1 value or category of the property or other relevant factors as determined by the
2 Commissioner; ~~and~~

3 (2) the Commissioner shall provide a process by which a municipality
4 may apply for appraisal and litigation assistance under this section subsection
5 for one or more complex commercial or other unique properties; and

6 (3) any municipality assisted under this subsection shall be considered
7 to have followed best practices pursuant to subdivision 5412(a)(1)(D) of this
8 title.

9 (c)(1) ~~Any municipality assisted under this section shall be considered to~~
10 ~~have followed best practices pursuant to subdivision 5412(a)(1)(D) of this title~~
11 For purposes of reappraising the municipal and statewide education grand lists
12 in this State, the Commissioner shall:

13 (A) determine a reappraisal schedule for each municipality's grand
14 list and shall publish the schedule annually. Each municipality shall
15 commence a reappraisal not later than six years after the commencement of the
16 most recent full reappraisal.

17 (B) ~~conduct or contract with one or more appraisers to conduct~~
18 ~~statistical reappraisals for each municipality, provided that a statistical~~
19 ~~reappraisal shall not be required in the same year as a full reappraisal in the~~
20 ~~same municipality; and~~

1 ~~(C) conduct or contract with one or more appraisers to conduct full~~
2 ~~reappraisals for each municipality that shall commence not later than six years~~
3 ~~after the commencement of the most recent full reappraisal.~~

4 ~~(2) Upon completion of a reappraisal pursuant to this subsection, the~~
5 ~~property values set by the Commissioner shall be binding on the municipality~~
6 ~~and the municipality's municipal and statewide education grand lists.~~

7 ~~(3) Annually, on January 1, \$2,540,000.00 shall be paid from the~~
8 ~~General Fund to the Division of Property Valuation and Review for the~~
9 ~~purpose of funding statewide reappraisals pursuant to this subsection.~~

10 Sec. 7. 32 V.S.A. § 5405(f) is amended to read:

11 (f) Within the limits of the resources available for that purpose, the
12 Commissioner may employ such individuals, whether on a permanent,
13 temporary, or contractual basis, as shall be necessary, in the judgment of the
14 Commissioner, to aid in the performance of duties under this section. The
15 Commissioner shall pay each municipality the sum of ~~\$1.00~~ \$2.00 per grand
16 list parcel in the municipality for services provided to the Commissioner in
17 connection with the performance of duties under this section and for costs
18 related to the maintenance of the grand list. Each municipality shall deposit
19 payments received under this subsection into a special fund that shall be used
20 to support the preparation of the education property tax grand list.

1 Sec. 8. IMPLEMENTATION ~~PLAN PROPOSAL~~ AND PROGRESS
2 REPORT;

3 STATEWIDE REAPPRAISALS; PROPERTY GRAND LIST
4 CATEGORIES; DEPARTMENT OF TAXES

5 (a) On or before December 15, 2023, the Department of Taxes shall submit
6 in writing to the House Committee on Ways and Means and the Senate
7 Committee on Finance a progress report on the first six months of:

8 (1) implementation proposal for ~~of~~ the office of statewide reappraisals;
9 and

10 (2) ~~defining new updating~~ categories of ~~homestead and nonhomestead~~
11 property that apply to both municipal and statewide education grand lists ~~and~~
12 ~~property taxes, including a preliminary proposal for statutory definitions.~~

13 (b)(1) On or before December 15, 2024, the Department of Taxes shall
14 submit in writing to the House Committee on Ways and Means and the Senate
15 Committee on Finance:

16 (A) a detailed implementation proposal for ~~plan and progress report~~
17 ~~on the first 18 months of implementation of~~ the statewide system to conduct
18 reappraisals of both municipal and statewide education grand lists administered
19 by the State appraisal, reappraisal, and litigation assistance program within the
20 Division of Property Valuation and Review of the Department of Taxes
21 pursuant to 32 V.S.A. § 5413; and

1 (B) recommended legislative language to define new updated
2 categories of homestead and nonhomestead property that apply to both
3 municipal and statewide education grand lists and property taxes and a detailed
4 plan for certifying or designating new property categories and integrating them
5 into both municipal and statewide education grand lists in 2025-2026.

6 (2) The written submission required under this subsection shall identify
7 and recommend the means to achieve consistency in property valuation and
8 taxation across the State in order to prioritize the elimination of racial and
9 other implicit bias.

10 (3) The report required under subdivision (1)(A) of this subsection
11 regarding the implementation of proposal for the statewide office of
12 reappraisals shall make recommendations and propose legislative language
13 regarding the following:

14 (A) Adequate funding, including cost saving measures and
15 reallocating the revenues from the per parcel fee under 32 V.S.A. § 4041a(a),
16 repealed pursuant to this act, to operate the office of statewide reappraisals.
17 The report shall address staffing costs for hiring or contracting with trained
18 assessors, or both, to carry out reappraisals and hearing officers to hold appeals
19 at locations across the State.

20 (B)(i) Administration of full and statistical reappraisals of each
21 municipality’s municipal and statewide education grand list, including:

1 (I) selection and prioritization criteria;

2 (II) any proposed adjustments to the coefficient of dispersion
3 threshold that causes a reappraisal order pursuant to 32 V.S.A. § 4041a;

4 (III) any proposed adjustments to the frequency and efficacy of
5 conducting statistical reappraisals; and

6 (IV) any other recommendations for establishing a reappraisal
7 schedule.

8 (ii) The report shall list the municipalities that, at the time of
9 passage of this act, have been ordered to reappraise pursuant to 32 V.S.A. §
10 4041a for the longest duration of time and propose the means to prioritize a
11 first State-level reappraisal for those municipalities’ grand lists, provided no
12 municipality shall be required to reappraise in fewer than five years after
13 completion of the most recent full reappraisal. The report shall further list the
14 municipalities that have recently undergone or are currently undergoing a
15 reappraisal and propose the means to ensure that those municipalities’ grand
16 lists are not scheduled for a first State-level reappraisal in fewer than five years
17 after completion of the most recent full reappraisal.

18 (C) Creation of a reappraisal appeal structure that:

19 (i) ensures impartiality and installs procedural safeguards against
20 conflicts of interest;

1 (ii) ensures all communities have convenient and reasonable
2 access to State appeal hearings, regardless of the geographical location of the
3 appellant;

4 (iii) based on a study of other State administrative appeal
5 structures, incorporates the strengths and advantages of those appeal structures;
6 and

7 (iv) takes into consideration any other matters identified by the
8 Department relating to appeals, including a recommendation on potentially
9 narrowing or eliminating the role of Boards of Civil Authority within the
10 appraisal appeal process.

11 (D) Streamlining, integrating, and updating State and municipal
12 software vendor agreements relating to reappraisals and maintaining both
13 municipal and statewide education grand lists, including the integration of new
14 property categories as required in subdivision (1)(B) of this subsection (b)
15 beginning in 20252026. The report shall further estimate costs and analyze
16 any other considerations regarding software vendor agreements.

17 (E) Distinguishing between contiguous parcels for purposes of
18 property valuation and the payment of the per parcel fee under 32 V.S.A.
19 § 5405(f).

1 (F) Incentivizing municipalities to submit grand list parcel map data
2 to the Vermont Center for Geographic Information, including conditioning
3 payment of higher per grand list parcel fees on the submission of data.

4 (G) Incorporating the principles of a high-quality tax system into the
5 statewide reappraisal system as enumerated by the National Conference of
6 State Legislatures, “Tax Policy Handbook for State Legislators” (February
7 2010), 3rd ed., including sustainability, reliability, fairness, simplicity,
8 economic competitiveness, tax neutrality, and accountability.

9 (H) Study definitions and content of data fields gathered in municipal
10 CAMA systems, and potential for existing data to enable collection of
11 information on number of residential units, land value (as separate from
12 buildings or improvements), year built (for buildings), and other data fields.

13 (4) The recommendations and detailed plan required under subdivision
14 (1)(B) of this subsection regarding new updated property categories that apply
15 to both municipal and statewide education grand lists and property taxes and
16 the State homestead and nonhomestead property classifications shall include
17 the following:

18 (A) Legislative language that distinguishes between different
19 property types and uses in a way Updated grand list property categorization
20 that reconfigures and consolidates existing municipal and statewide education
21 grand list property categories in order to obtain detailed, accurate, and

1 consistent data on all properties throughout the State. The plan shall include
2 recommendations of how certain types of properties, including discrete
3 categories for different types of rental housing properties, including and
4 affordable housing, could be identified through the Grand List process or other
5 means.

6 (B) Creation of a certification or other designation process for
7 categorizing property in a detailed, accurate, and consistent way that takes into
8 consideration the compliance and administrative burdens placed on both
9 property owners and municipal and State administrators. The plan shall
10 provide clear and actionable guidance on the new property categories and the
11 certification or other designation process for both property owners and
12 municipal listers and assessors.

13 (C) Assistance during the transition period for municipal listers and
14 assessors with conducting the initial categorization of properties under any
15 new statutory definitions.

16 (D) Integration of new updated categories into the statewide
17 reappraisal system.

18 Sec. 9. 2022 Acts and Resolves No. 163, Sec. 8(2) is amended to read:

19 (2) Sec. 3 (State appraisal and litigation assistance program) shall take
20 effect on July 1, 2023, ~~provided the General Assembly has, on or before July 1,~~
21 ~~2023, appropriated funding to cover the Department of Taxes' operating costs~~

1 ~~required to create, implement, and maintain a new State appraisal and litigation~~
2 ~~assistance program.~~

3 * * * Lister and Appraiser Education * * *

4 Sec. 10. 32 V.S.A. § 3436 is amended to read:

5 § 3436. ASSESSMENT EDUCATION

6 (a) The Director shall certify assessment education programs for municipal
7 listers and assessors at convenient times and places during the year and is
8 authorized to contract with one or more persons to provide part or all of the
9 assessment instruction. Certified programs may include instruction in lister
10 duties, property inspection, data collection, valuation methods, mass appraisal
11 techniques, property tax administration, or such other subjects as the Director
12 deems beneficial to listers and may be presented by Property Valuation and
13 Review or a person pursuant to a contract with Property Valuation and Review,
14 the International Association of Assessing Officials, the Vermont Assessors
15 and Listers Association, or the Vermont League of Cities and Towns.

16 (b) The Director shall establish designations recognizing levels of
17 achievement and the necessary course work or evaluation of equivalent
18 experience required to attain each designation. Designation for any one level
19 shall be for a period of three years.

1 (c) Designation obtained under subsection (b) of this section may be
2 renewed for three-year periods upon completion of requirements as determined
3 by the ~~director~~ Director.

4 (d) The Director shall also notify all towns annually of any new approaches
5 that the Division of Property Valuation and Review is aware of for ~~obtaining or~~
6 ~~performing mass reappraisals and for~~ grand list maintenance.

7 (e) A sum not to exceed \$100,000.00 each year shall be paid from the
8 Education Fund to the Division of Property Valuation and Review for the
9 purpose of providing assessment education for municipal listers and assessors.
10 The Director is authorized to establish guidelines and requirements for
11 education programs to be provided using the funds described in this section.
12 Education programs provided using funds described in this section shall be
13 provided at no cost or minimal cost to the municipal listers and assessors. In
14 addition to providing the annual education programs described in this section,
15 up to 20 percent of the amount available for education programs may be
16 reserved as a scholarship fund to permit municipal listers and assessors to
17 attend national programs providing education opportunities on advanced
18 assessment topics. All applications for scholarships shall be submitted to and
19 approved by the Director.

20 Sec. 11. 32 V.S.A. § 4052 is amended to read:

21 § 4052. CONTRACT APPRAISALS; ~~CERTIFICATION~~ ASSESSOR

1 AND LISTER QUALIFICATIONS

2 (a) No municipality shall employ or contract a person, firm, or corporation
3 shall be employed by a municipality to perform and no elected lister or board
4 of listers shall perform appraisals of real property for the purpose of property
5 taxation unless approved by the Director of Property Valuation and Review as
6 qualified under this section.

7 (b) No person shall conduct the work of an elected lister, board of listers, or
8 assessor employed or contracted by a municipality pursuant to 17 V.S.A.
9 § 2651c(b) unless the person meets the training requirements established by the
10 Director of Property Valuation and Review under this section.

11 (c) The Director shall establish by rule reasonable qualifications for
12 approval and training requirements, which shall include successful completion
13 of educational and training courses approved by the Director and, in the case of
14 an appraiser hired to do ~~a townwide reappraisal~~ reappraisals, at least one year’s
15 experience with an appraiser who has satisfactorily completed ~~townwide~~
16 reappraisals.

17 ~~(e)~~(d) This section shall not apply to elected or appointed officials of any
18 town except elected listers or boards of listers.

19 Sec. 12. 17 V.S.A. § 2651c is amended to read:

20 § 2651c. LACK OF ELECTED LISTER; APPOINTMENT OF LISTER;

21 ELIMINATION OF OFFICE; HIRING ASSESSORS

1 (a)(1) Notwithstanding any other provisions of law to the contrary and
2 except as provided in subsection (b) of this section, in the event the board of
3 listers of a town falls below a majority and the selectboard is unable to find a
4 person or persons to appoint as a lister or listers under the provisions of 24
5 V.S.A. § 963, the selectboard may appoint an assessor to perform the duties of
6 a lister as set forth in Title 32 until the next annual meeting.

7 (2) The appointed person need not be a resident of the town and shall
8 have the same powers and be subject to the same duties and penalties as a duly
9 elected lister for the town.

10 (b)(1) A town may vote by ballot at an annual meeting to eliminate the
11 office of lister.

12 (2)(A) If a town votes to eliminate the office of lister, the selectboard
13 shall ~~contract with or employ~~ notify the Director of Property Valuation and
14 Review within 14 days and employ or contract a professionally qualified
15 assessor, who, prior to conducting any work, shall meet the training
16 requirements established by the Director under 32 V.S.A. § 4052 and need not
17 be a resident of the town.

18 (B) The assessor shall have the same powers, discharge the same
19 duties, proceed in the discharge thereof in the same manner, and be subject to
20 the same liabilities as are prescribed for listers or the board of listers under the
21 provisions of Title 32.

1 (3) A vote to eliminate the office of lister shall remain in effect until
2 rescinded by majority vote of the registered voters present and voting at an
3 annual or special meeting warned for that purpose.

4 (c) The term of office of any lister in office on the date a town votes to
5 eliminate that office shall expire on the 45th day after the vote or on the date
6 upon which the selectboard ~~appoints~~ employs or contracts an assessor under
7 this subsection, whichever occurs first.

8 (d) The authority to vote to eliminate the office of lister as provided in this
9 section shall extend to all towns except those towns that have a charter that
10 specifically provides for the election or appointment of the office of lister.

11 (e) If an assessor is employed or contracted to assist an elected board of
12 listers, the board of listers shall retain the same powers and duties, discharge
13 those powers and duties in the same manner, and be subject to the same
14 liabilities as those imposed on listers or the board of listers under the
15 provisions of Title 32.

16 * * * Conforming Revisions; Repeal of Town Reappraisals * * *

17 Sec. 13. CONFORMING REVISIONS; TOWN REAPPRAISALS

18 When preparing the Vermont Statutes Annotated for publication, the Office
19 of Legislative Counsel shall make the following revisions throughout Title 32
20 as needed for consistency with this act relating to repealing the municipal

1 requirement to conduct townwide reappraisals, provided that the revisions have
2 no other effect on the meaning of the affected statutes:

3 (1) replace “reappraisal” with “appraisal” or strike “reappraisal” or
4 “townwide” preceding “reappraisal” in 32 V.S.A. chapters 129, 131, and 135;
5 and

6 (2) revisions that are substantially similar to those described in
7 subdivision (1) of this section.

8 * * * Effective Dates * * *

9 Sec. 14. EFFECTIVE DATES

10 This act shall take effect on July 1, 2023, except:

11 (1) notwithstanding 1 V.S.A. § 214, Sec. 2, 32 V.S.A. § 4041a(b),
12 (reappraisal orders) shall apply retroactively to grand lists lodged on and after
13 April 1, 2022;

14 (2) Sec. 3, 32 V.S.A. § 4041a(a), (repeal of per parcel fee) shall take
15 effect on January 1, 2026; and

16 (3) Secs. 5, 32 V.S.A. § 4041a, (repeal of municipal requirement to
17 conduct reappraisals), 6, 32 V.S.A. § 5413, (State appraisal, reappraisal, and
18 litigation assistance program), and 7, 32 V.S.A. § 5405(f), (per parcel fee) shall
19 take effect on July 1, 2026.